



PLANNING COMMISSION AGENDA

OCTOBER 16, 2008

6:30 PM

CITY CENTER

COUNCIL CHAMBERS

City Council Meeting Date:

November 5, 2008

Planning Commission Representative:

Denise Hosch

PLANNING COMMISSION MEETING AGENDA

October 16, 2008-6:30 p.m.

City Council Chambers

Coon Rapids City Center

1. Pledge of Allegiance
2. Adopt Agenda
3. Approval of Minutes August 21, 2008
4. Planning Commission Representative at City Council Meeting November 5, 2008
Denise Hosch

5. CONDITIONAL USE PERMIT REVIEW
 - A. Case 88-37 John Becker-9526 Foley Boulevard-Trailer Storage
 - B. Case 01-86 Daniel Swezey-2620 111th Avenue-Roofing
6. COMPREHENSIVE PLAN AMENDMENT
 - Case 08-19 Shamrock Development-Coon Rapids Boulevard and Springbrook Drive-Public Hearing
7. CODE CHANGES
 - A. Case 08-16 Special Events in Regional Shopping Zoning District-Public Hearing
 - B. Case 08-22 Industrial Business Zoning District-Public Hearing
8. OTHER BUSINESS
9. November Tentative Agenda
10. Adjourn to Workshop

COON RAPIDS PLANNING COMMISSION MEETING OF AUGUST 21, 2008

The regular agenda meeting of the Coon Rapids Planning Commission was called to order by Chairman Naeve at 7:00 p.m.

Members Present: Chairman Naeve, Commissioners Jenny Geisler, Denise Hosch, Margaret Murphy, Theo Peterson, Joy PirkI, and Julia Stevens.

Members Absent: None.

Staff Present: Community Development Director Marc Nevinski; Community Development Specialist Matt Brown; and Planner Scott Harlicker.

1. PLEDGE OF ALLEGIANCE

2. ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER PIRKL, SECONDED BY COMMISSIONER MURPHY, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

3. APPROVAL OF MINUTES JULY 17, 2008 REGULAR MEETING AND WORKSHOP MEETING

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER PIRKL, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF JULY 17, 2008, AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

Commissioner Murphy requested a correction to the third bullet in the outdoor storage section to change the word "pertinent" to "permanent."

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER HOSCH, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE WORKSHOP MEETING OF JULY 17, 2008, AS CORRECTED. THE MOTION PASSED UNANIMOUSLY.

4. It was noted Commissioner Peterson would attend the City Council meeting on Tuesday, September 2, 2008.

5. CONDITIONAL USE PERMIT REVIEW

5A. PLANNING CASE 95-53 – PATRICIA JOHNSON – 13060 RAVEN STREET – BEAUTY SHOP

It was noted the Planning Commission is requested to review a conditional use permit for home occupation (beauty shop).

Chairman Naeve opened and closed the public hearing at 6:32 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER GEISLER, TO TAKE NO ACTION TO REVOKE THE HOME OCCUPATION CONDITIONAL USE PERMIT IN PLANNING CASE 95-53 AND REVIEW IT AGAIN IN THREE YEARS. THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

6. SITE PLAN

6A. PLANNING CASE 08-15 – ANOKA RAMSEY COMMUNITY COLLEGE – 11200 MISSISSIPPI BOULEVARD – PUBLIC HEARING

It was noted the applicant is proposing to construct a 23,400 square foot studio arts classroom building. The Community College, as a State agency, is not subject to City zoning regulations. However, the College has submitted plans for the new classroom building for Planning Commission comments.

Chairman Naeve opened and closed the public hearing at 6:35 p.m., as no one wished to address the Planning Commission.

Planner Harlicker indicated this project is before the Planning Commission to provide an opportunity to make comments. Those comments will then be presented to the Community College for incorporation into the site plan. He presented the proposal to construct a 23,400 square foot studio arts classroom, noting the location on a site plan map. Planner Harlicker advised the structure complies with setback requirements and the Mississippi River Critical Area Overlay requirements. He noted the points of access and loading area to accommodate construction for stage sets. He also noted the location of the overlook area.

Chairman Naeve asked what is the overlook constructed of. Planner Harlicker stated it is concrete and complies with the Mississippi River Critical Area Overlay.

Planner Harlicker noted the location of the main building entrance and presented exterior elevations identifying materials matching other campus buildings. He described the location of the parking areas and stated the new building will not result in an increase in number of students.

Commissioner Murphy noted the information says the College will utilize existing parking. Planner Harlicker stated they are not proposing additional parking as part of this project.

Chairman Naeve noted three parking spaces will be lost due to the service road alignment. Planner Harlicker stated that is correct.

The Commission discussed that the College already has a parking problem but this project will not increase the number of students.

Commissioner Murphy noted the site map does not identify a structure. Planner Harlicker advised it is a small utility structure.

Chairman Naeve stated the Code requires a variety of roof pitches and the staff report indicates the new roof is compatible with adjacent roof lines, which is a flat roof. She noted this project does not actually meet the Code.

Community Development Director Nevinski explained the intent of the Overlay District is to address properties and buildings close to the Boulevard. However, this building is set far back from the Boulevard.

Commissioner Pirkel asked about potential for flooding. Planner Harlicker advised the bluff is quite high so there is no potential for flooding.

Commissioner Pirkel stated she has taken classes at the College and the Fine Arts Building has a glass looking toward and over the River. She stated it is one of the most beautiful views in the area and she thought this building would have the same feature. Planner Harlicker stated there is some glass on several elevations but for the most part the exterior is solid.

Community Development Director Nevinski stated the College's future plans include looking at how to take better advantage of the River and allow access to it. Commissioner Pirkel asked if there is a time table to open the River area for public access. Community Development Director Nevinski stated that may require securing of State funding.

Chairman Naeve stated perhaps it will work out with the Community Center project.

Commissioner Hosch stated the windows appear to be more of a Mission style, which she felt added interest.

Chairman Naeve noted there is also articulation on the front elevation.

MOTION BY COMMISSIONER PIRKL, SECONDED BY COMMISSIONER HOSCH, TO COMMENT FAVORABLY ON THE PROPOSED SITE PLAN, BASED ON THE FINDINGS THAT IT MEETS THE STANDARDS OF CITY CODE SECTIONS 11-325, 11-2711, AND 11-2400. THE MOTION PASSED UNANIMOUSLY.

7. CODE CHANGES

7A. PLANNING CASE 08-16 – SPECIAL EVENTS IN REGIONAL SHOPPING ZONING DISTRICT – PUBLIC HEARING

It was noted the City is proposing an ordinance amendment to allow special outdoor events in the Regional Shopping District.

Chairman Naeve noted staff's recommendation to open the public hearing and postpone consideration until the September 18, 2008 Planning Commission meeting to allow time for changes in the proposed language that is consistent with existing definitions and licensing procedures.

Chairman Naeve opened the public hearing at 6:48 p.m.

Commissioner PirkI noted the intent to cancel the September 18, 2008 Planning Commission meeting and asked if the motion should then indicate a postponement to the October meeting. Community Development Director Nevinski answered in the affirmative.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER MURPHY, TO POSTPONE CONSIDERATION OF PLANNING CASE 08-16, ORDINANCE AMENDMENT SPECIAL EVENTS IN THE REGIONAL SHOPPING DISTRICT, TO OCTOBER 16, 2008. THE MOTION PASSED UNANIMOUSLY.

7B. PLANNING CASE 08-17 – OUTDOOR STORAGE OF SITE MAINTENANCE AND SAFETY EQUIPMENT – PUBLIC HEARING

It was noted approval is requested for a City proposed ordinance amendment to standardize regulations on outdoor storage in commercial and office districts.

Chairman Naeve opened and closed the public hearing at 6:50 p.m., as no one wished to address the Planning Commission.

Commissioner Hosch noted a typo in Section 11-1854 and suggested the second “only” be deleted.

Commissioner Geisler asked whether the last two sentences are clear in their intent or should be reworded to assure people understand that only certain things are permitted and only approved outdoor storage is permitted.

Commissioner PirkI noted there may also be confusion about the wording: “rear and side yards” and suggested the word “or” be used instead of the word “and.”

The Commission discussed language revision and suggested: “permitted outdoor storage is only allowed in the rear or side yards.”

Chairman Naeve asked if this could cause a conflict with regional shopping centers that need outdoor storage. Community Development Director Nevinski noted there are multiple parcels and different locations may be requested.

Commissioner Stevens asked about the location of salt storage and whether it can be addressed during the site plan process.

Planner Harlicker stated it can and noted the ordinance would also require materials must be compatible with the exterior of the main building.

Commissioner PirkI stated there are five different districts and the ordinance amendment would amend all to be the same. She questioned the wisdom of that action because each district has a

different make-up and business venue. She asked if a "blanket statement" should be made for all five districts.

Commissioner Murphy stated there will be a review process for each application as a site plan.

Commissioner Geisler stated it is true that each district has different needs and some may not need outdoor storage but this requires that any nonresidential outdoor storage must be addressed. She felt it was important to have consistent requirements.

Commissioner Pirkel referenced Code language indicating "enforcement had to deal with the issue of shopping center storing snow removal equipment and salt sand on site." She asked what that entails and if that is not part of the job description for Code Enforcement.

Community Development Director Nevinski explained this came up from Code Enforcement staff because they observed activity that did not fit the desire to have the site well maintained. However, the Code did not contain language addressing the situation so they felt they did not have enough foundation to request that activity not take place.

Chairman Naeve stated the Code definition of outdoor storage is very clear and lists many things including ground level storage containers and shopping carts.

Commissioner Pirkel asked if the language is adequate for staff to conduct enforcement.

Community Development Director Nevinski answered in the affirmative and noted that this will not be an issue at smaller shopping centers because they do not have the room or need for it.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER HOSCH, TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF PLANNING CASE 08-17, THE PROPOSED ORDINANCE AMENDMENT TO LIMIT OUTDOOR STORAGE IN COMMERCIAL AND OFFICE DISTRICTS WITH THE FOLLOWING WORDING CHANGES:

SECTION 11-1854 DELETE THE SECOND "ONLY."

SECTION 11-1854, FIRST PARAGRAPH, THIRD SENTENCE FROM THE END:
"PERMITTED OUTDOOR STORAGE IS ONLY ALLOWED IN THE REAR OR SIDE YARDS AND MUST BE SET BACK A MINIMUM OF TEN FEET FROM PROPERTY LINES."

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the September 2, 2008 City Council meeting.

8. OTHER BUSINESS

8A. PLANNING CASE 08-18 – COON RAPIDS BOULEVARD FRAMEWORK PLAN –
RECOMMENDATION TO ADOPT UPDATE

Community Development Specialist Brown stated the *Coon Rapids Boulevard Framework Plan* was originally adopted in 2000 and was to be updated every five years. A review of the major goals and policies of the Plan shows all of them are still relevant so most of the update covered adding to and updating the list of tasks and priorities. He noted the list in the staff report detailing the items added to the implementation list.

Community Development Specialist Brown stated staff is working with Anoka County to complete an Access Management Study for the corridor. Planning for streetscape improvements was not part of the original Plan but has been added upon completion of the Access Management Study. Staff intends to update the Port Master Plans in the short term and expand the boundaries of Port Wellness. He noted the master plan for the Foley transit station area is being completed and the Comprehensive Plan recommends changing zoning of the WCCO tower site to residential.

Community Development Specialist Brown stated that the update recommends text changes to the River Rapids Overlay District to modify permitted commercial uses, building materials requirements, dimensional requirements, and flexibility. Standards for sidewalks and trails will be changed as well as the alignment for frontage roads. He advised staff will rely on the Access Management Plan to provide recommendations on the frontage roads.

Community Development Specialist Brown stated the priorities for redevelopment were updated and the four Ports remain the focus for redevelopment.

Commissioner Murphy asked that Page 5, River Rapids Zoning Modification, include language to require quality materials. Community Development Specialist Brown noted that language is included.

Commissioner Murphy noted a typo on Page 2, General Corridor Wide Public Enhancements, No. 3, change the word "side" to "wide."

Commissioner Murphy noted Specific Corridor Public Enhancements, No. 1, requires corridor gateway signs at the east and west ends of the corridor. She questioned the definition of the "east" end of the corridor and stated she thinks the intersection of East River Road and Coon Rapids Boulevard should be considered the gateway.

Community Development Specialist Brown stated this is carried over from the original Plan. He stated it envisioned a large gateway sign at the end and entrance to each Port.

Community Development Director Nevinski stated that is a good point because once you go under the overpass, you get the sense you are entering an area. He stated that could be included

in the Access Management Plan with Anoka County to determine what they would be comfortable with in their easement.

Chairman Naeve stated the Master Plan for Riverwalk could also address that issue. She asked that the staff report be revised so the Task Force is identified as being comprised of the Planning Commission and Economic Development Commission, who worked to develop the Plan.

Chairman Naeve asked that a bullet be added to Page 4, Status of Implementation, indicating: "Strengthening the design standards for new development."

Community Development Specialist Brown stated that is included in the first bullet that indicates: "Adopting the River Rapids Overlay zoning district, establishing site and building design standards."

Chairman Naeve asked what was removed from the Plan. Community Development Specialist Brown stated things that were done were removed from the task list and there was discussion whether relocating the Avocet Street intersection should be removed since it is no longer relevant.

Chairman Naeve suggested the items be cross referenced so the reader better understands the new items that are being acknowledged.

Commissioner Geisler stated having been on the Task Force, she thinks it is nice to know it has withstood the test of time, was a good Plan, things are getting done, and it is now closer to doing a lot more.

Commissioner Murphy agreed the vision of the Plan was correct.

MOTION BY COMMISSIONER PIRKL, SECONDED BY COMMISSIONER STEVENS, TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF PLANNING CASE 08-18, ADOPTION OF THE UPDATE TO THE COON RAPIDS BOULEVARD FRAMEWORK PLAN. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the September 2, 2008 City Council meeting.

9. SEPTEMBER 2008 TENTATIVE AGENDA

Chairman Naeve noted consideration of Planning Case 88-37 will be postponed to October 16, 2008 and there will not be a Planning Commission meeting in September.

MOTION BY COMMISSIONER PIRKL, SECONDED BY COMMISSIONER HOSCH, TO ADJOURN THE MEETING AT 7:15 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Carla Wirth
Planning Commission Recording Secretary



TO: Planning Commission
FROM: Scott Harlicker
Planner
DATE: October 16, 2008
SUBJECT: **Planning Case 88-37**
Conditional Use Permit— Semi
Trailer Storage
John Becker
9526 Foley Boulevard

INTRODUCTION

Planning Commission consideration of revocation of a conditional use permit for use of a semi trailer for storage is requested.

ACTIONS

Consider public comment
Recommendation to City Council
Decision by City Council November 5, 2008

DISCUSSION

This conditional use permit was issued in June, 1988 under a Code provision that no longer exists. The provision was intended to allow truck drivers and contractors in rural areas of the City to store business equipment at their residences. The petitioner's property is located in an Industrial zoning district, making the residence a legal nonconforming use. The trailer is used for personal storage, including motorcycle parts the petitioner sells online. It was approved with the following conditions:

1. The trailer is to be used for storage purposes only and not for the transportation of goods and materials.
2. The trailer shall be located to the rear of the property and shall comply with the setback requirements for accessory structures.
3. The trailer shall be kept in a good state of maintenance and repair and shall be rodent-proof.
4. The area under and around the trailer shall be regularly mowed or otherwise kept free of long weeds and grasses.
5. There shall be no outside storage of goods and materials and no accumulation of debris.
6. There shall be no storage of hazardous or highly flammable material in violation of fire codes, and the fire inspector shall be given access to the trailer at reasonable times.
7. The trailer shall be removed from the property if surrounding land uses make the trailer no longer compatible.

5a

Planning Case 88-37
October 16, 2008
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The conditional use permit was reviewed to determine compliance with the original conditions of the permit as well as Title 11, the Zoning Code. Staff visited the site on October 8th, there were code violations regarding vehicles with expired tabs, debris and materials accumulating on site.


Comments were also solicited from the neighboring property owners and no comments were received. Furthermore, no complaints have been filed regarding the conditional use permit.

RECOMMENDATION

In Planning Case 88-37 recommend that the Planning Commission **postpone action** on the conditional use permit until the November Commission meeting in order to allow the applicant an opportunity to address the code violations.

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TO: Planning Commission
FROM: Scott Harlicker, 
Planner
DATE: October 16, 2008
SUBJECT: **Planning Case 01-86**
Conditional Use Permit—
Home Occupation
(Roofing Business)
Daniel Swezey
2620 111th Ave.

INTRODUCTION

Planning Commission review of a conditional use permit for home occupation (roofing business) is requested.

ACTIONS

Consider public comment
Decision by Planning Commission
Appeal to City Council Available

DISCUSSION

This conditional use permit was issued in October, 2001. It was approved with the following conditions:

- No outside storage of materials used in the business.
- No non-residents working on site.
- Only one non-resident employee coming to the site.
- No business related on-street parking.
- No noise or other environmental disturbances involved with the business.
- No on site maintenance of business vehicles.

The conditional use permit was reviewed to determine compliance with the original conditions of the permit as well as Title 11, the Zoning Code. Comments were also solicited from the neighboring property owners and no comments were received. Furthermore, no complaints have been filed regarding the conditional use permit.

RECOMMENDATION

In Planning Case 01-86, **take no action** to revoke the home occupation conditional use permit and review it again in three years.



TO: Planning Commission

FROM: Scott Harlicker,
Planner

DATE: October 16, 2008

SUBJECT: Planning Case 08-19
**Comprehensive Plan
Amendment**
Convenience Store Investments
Springbrook Drive and Coon
Rapids Blvd.

INTRODUCTION

The applicant is requesting an amendment to the Comprehensive Land Use Plan to change the land use designation of Lot 1, Block 1, Evergreen Business Park East from Office/Dining/Motel to Vehicle Services. The site is located in PORT Evergreen.

ACTIONS

Conduct a public hearing
Recommendation by Planning Commission
Decision by City Council, November 5, 2008

ATTACHMENTS

Air photo of area with surrounding uses

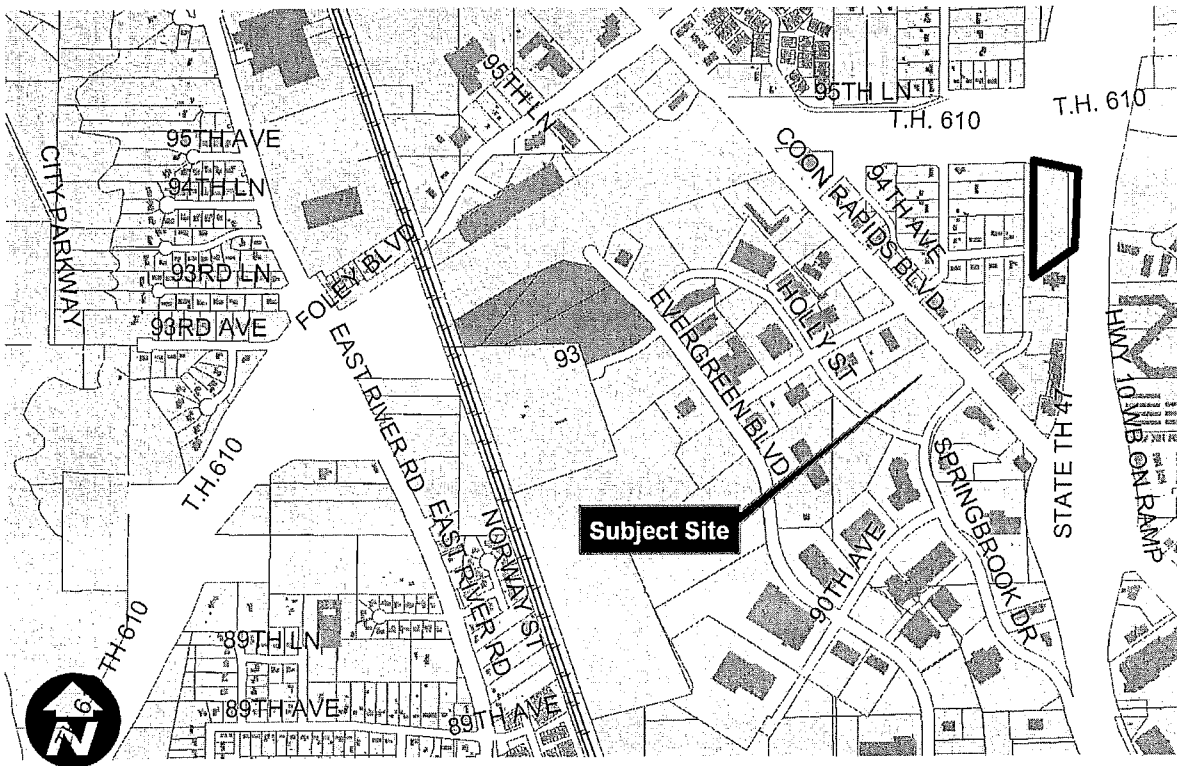
60 DAY RULE

The application was received on September 8, 2008. To comply with the requirements of Minnesota Statute §15.99, the City has extended the 60 days to January 6, 2009.

LOCATION

The property is located at the southwest corner of Coon Rapids Boulevard and Springbrook Drive.





Surrounding Uses

	Existing Use	Comprehensive Plan/ PORT Master Plan	Zoning
Applicant's Site	Vacant	Office/Dining/Motel	PORT
North	Coon Rapids Blvd. and office buildings	Office/Dining/Motel	PORT
South	Holly St. and an office building	Industrial	Industrial
East	Springbrook Dr. and office buildings	Office/Dining/Motel	PORT
West	Pleasure Creek and an office building	Public/Private open Space and Office/Warehouse	PORT/ Industrial

DISCUSSION

The applicant is proposing to change the land use designation of Lot 1, Block 1, Evergreen Business Park East from Office/Dining/Motel to Vehicle Services. If the proposed change to the

land use designation is approved, the applicant will apply for preliminary and final plat, a site plan and conditional use permit to construct a 5,500 square foot convenience store with 16 gas pumps and a car wash. In order to move forward with these plans, an amendment to the land use plan is required to change the land use designation from Office/Dining/Motel to Vehicle Services.

Compatibility with PORT Goals

The intent of the PORT district is to promote a unified development of designated areas. This area has been identified as an office/dining/motel node and the main parcels at this intersection should reflect that intent. A convenience store at this highly visible intersection would compromise that objective. According to the PORT Master Plan the more intense auto oriented uses are to be located in the areas around the major interchanges with Highways 610 and 10, not at the local nodes. The site is the last undeveloped parcel at this significant intersection. The other three corners have been developed with office buildings, consistent with the PORT land use plan. Staff does not believe the proposed vehicle services land use is compatible with the long range goal of promoting the unified development of this area.

The PORTs were designed to allow for some flexibility and adjustments to the land use plan if and when changes are warranted. There have not been any changes in the area that warrant the proposed modification to the land use plan.

The site is a high visibility corner and a focal point of the PORT. When compared to the neighboring properties, staff believes the highest and best use would be an office or a commercial use that would complement the other offices in the area. There is property approximately 1800 feet to the west, near the Highway 610 interchange, that is designated vehicle services.

Compatibility with Surrounding Land Uses

Staff does not believe the proposed land use amendment is compatible with surrounding land uses. The proposed vehicle services land use would allow an isolated vehicle oriented use on a site surrounded by offices and office warehouse uses. The subject property is surrounded on three sides by office buildings and on one side by office/warehouse buildings.

Neighborhood Character

The character of the area in which the subject property is located is office and office/warehouse. The commercial uses in the area, two restaurants and a hotel, are not prominent features and are located adjacent to the Highway 10 interchange. Development of this parcel as allowed under the vehicle services designation would be contrary to the neighborhood character.

Traffic

Traffic around the Springbrook Drive/Coon Rapids Boulevard intersection is heavy. The most recent traffic count, conducted in 2005, showed 12,300 vehicles per day on Springbrook Drive. The proposed land use change to vehicle services would allow uses that generate much higher

levels of traffic than the uses allowed under the current land use designation and are dependent on high volumes of traffic to be successful. When compared to uses allowed under the current land use designation, the potential traffic generated by a convenience store/car wash is significantly higher. Any development of the subject parcel will increase traffic on a congested portion of Springbrook Drive. However, development at an intensity allowed under the proposed vehicle services land use designation will generate traffic at a much higher level than would occur under the existing land use designation as shown in the table below. The first three uses are currently allowed; the convenience store would be allowed under the proposed land use change.

<u>Use</u>	<u>Unit</u>	<u>*ADT</u> (average daily trips per unit)
Sit Down Restaurant	1000 sf.	130.34
Medical Office	1000 sf.	36.13
Hotel	room	8.92
Convenience Store w/gas	pump	152.84

For Example:

A 7,200 sf. sit down restaurant would generate 938 trips per day ($7.2 \times 130.34 = 938$)

A 50,000 sf. office building would generate 885 trips per day ($50 \times 36.13 = 885$)

A 70 room hotel would generate 624 trips per day ($70 \times 8.92 = 624$)

A 5,500 sf. convenience store w/pumps would generate 2,445 trips per day ($16 \times 152.84 = 2,445$)

*Source of ADT information: ITE Trip Generation Manual 7th Addition

RECOMMENDATION

In Planning Case 08-19, recommend **denial** of the proposed Comprehensive Land Use Plan amendment based on the following findings:

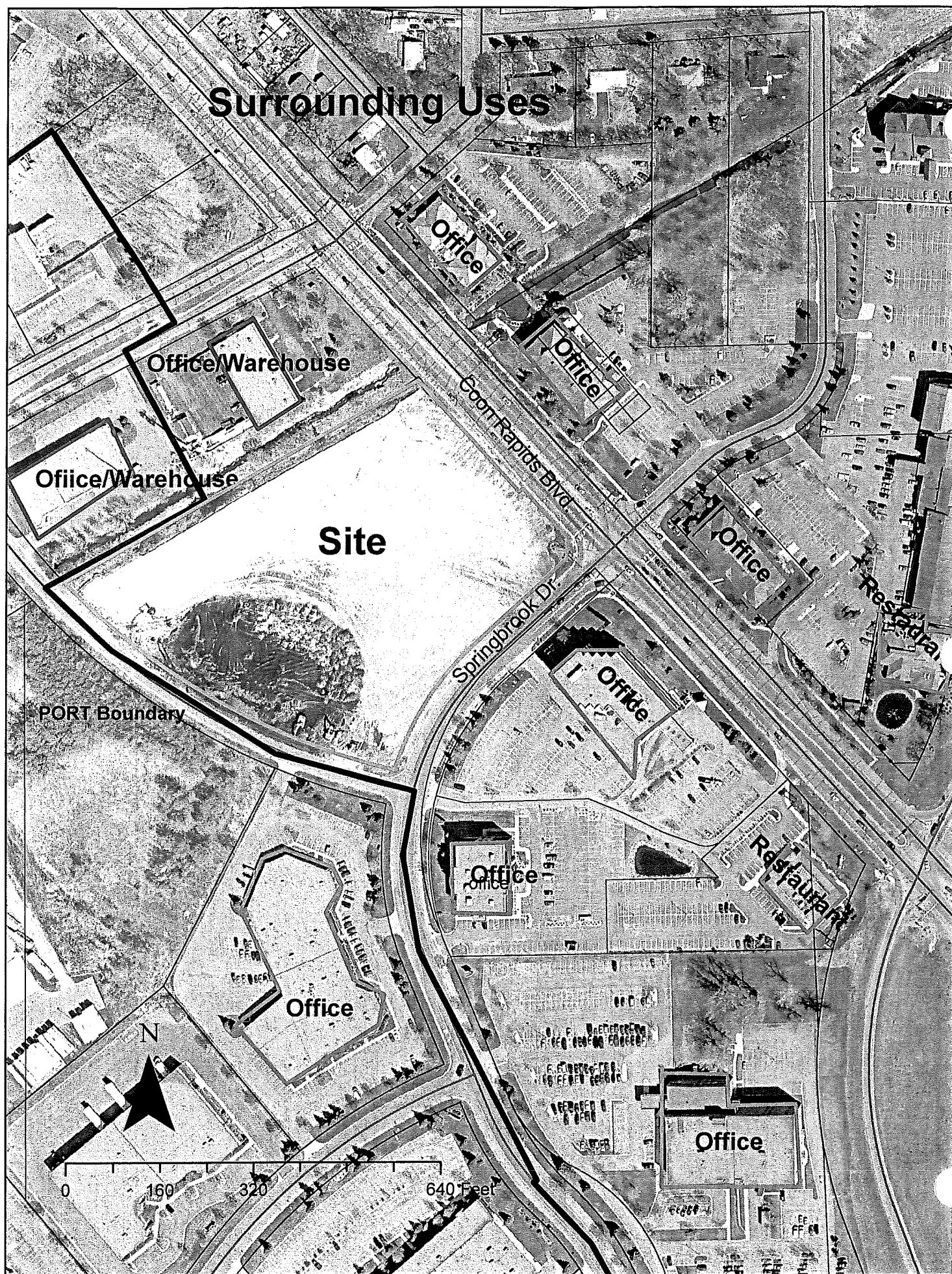
1. The proposed land use amendment is not consistent with the goals or intent of the Evergreen PORT. This area has been identified as an office/dining/motel node and the main parcels at this intersection should reflect that intent. According to the Coon Rapids Boulevard Framework Plan, the Evergreen PORT is a well developed business park that includes office buildings, hotels, restaurants and other uses. The goal of the Framework Plan is to strengthen these uses. The proposed Vehicle Services land use designation does not support this goal. The city recently approved an update to the Framework Plan. This update did not include recommendations to change the land use designation of the subject parcel.
2. The proposed land use amendment is not compatible with the surrounding land uses. The proposed vehicle services land use would allow an isolated vehicle oriented use on a site surrounded by offices and office warehouse uses.
3. The proposed land use amendment would have an adverse impact on the area. The proposed land use change to vehicle services would allow uses that generate much higher

Planning Case 08-19

October 16, 2008

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levels of traffic than the uses allowed under the current land use designation and are dependent on high volumes of traffic to be successful.





TO: Planning Commission

FROM: Scott Harlicker
Planner

DATE: October 16, 2008

SUBJECT: Planning Case 08-16
Ordinance Amendment
Special Events in the
Regional Shopping
District.

INTRODUCTION

The City is proposing an ordinance amendment to allow special outdoor events in the Regional Shopping District.

DISCUSSION

This item is being postponed until the November 20th Planning Commission meeting to allow time for changes in the propose language. Staff is working on language that is consistent with existing definitions and licensing procedures.

RECOMMENDATION

Staff recommends that the Planning Commission continue the public hearing, and postpone action to the November 20th Commission meeting.



TO: Planning Commission
FROM: Scott Harlicker *SH*
Planner *SH*
DATE: October 16, 2008
SUBJECT: **Planning Case 08-22**
Ordinance Amendment
Industrial Business
Park Zoning District

INTRODUCTION

The City is proposing an ordinance amendment to allow establish an Industrial Business Park Zoning District.

DISCUSSION

This item is being postponed until the November 20th Planning Commission meeting to allow time for adjustments in procedural language. A workshop will be convened following tonights regular meeting to discuss this item.

RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing, continue it and postpone action to the November 20th Commission meeting.

TENTATIVE

PLANNING COMMISSION MEETING AGENDA

November 20, 2008-6:30 p.m.

City Council Chambers

Coon Rapids City Center

1. Pledge of Allegiance
2. Adopt Agenda
3. Approval of Minutes October 16, 2008
4. Planning Commission Representative at City Council Meeting December 2, 2008
Margaret Murphy

5. **CONDITIONAL USE PERMIT**
Case 08-23 Jason Ellis-12416 Flintwood Street-Chiropractic Office-Public
Hearing
6. **CODE CHANGES**
Case 08-22 City of Coon Rapids-Industrial Business District-Public Hearing
7. **OTHER BUSINESS**
8. **December Tentative Agenda**

